



Ampthill Road, Shefford, Bedfordshire SG17 5AZ

WALDENS ESTATE AGENTS



Amphill Road
Shefford
Bedfordshire
SG17 5AZ

£650,000

Waldens are delighted to receive instructions to sell this imposing 4 Double bedroom detached property located in Shefford. Offering approx. 2134 sq.ft of living accommodation and being sold with no onward chain. Three generous sized reception rooms on the ground floor and also a downstairs shower room. Rear garden measuring approximately 92 ft in length by 54 ft wide.

- No onward chain
- Three reception rooms
- Kitchen/breakfast room
- Downstairs shower room
- Bathroom
- Rear garden measuring approximately 92 ft in length
- Front garden
- Driveway and garage
- Detached Four Double Bedroom House

- Council Tax Band F
- Energy Efficiency Rating D



Historic market town

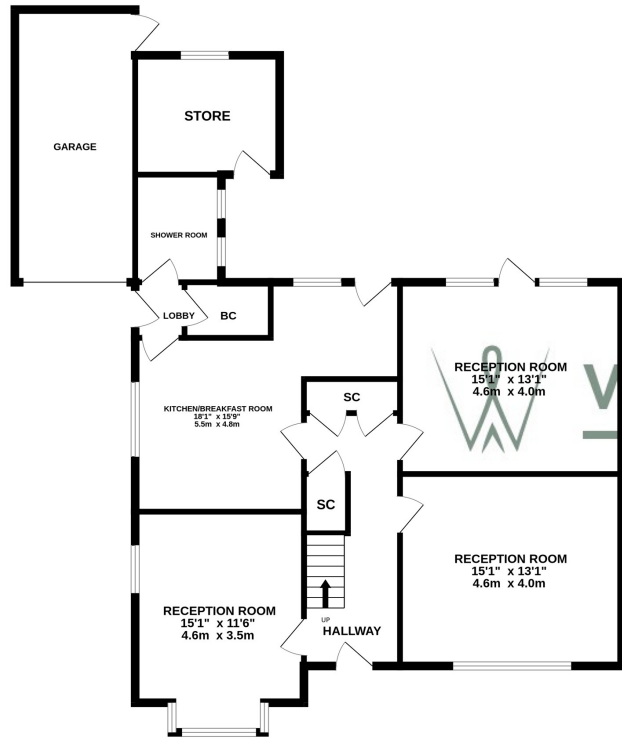


Entering the property into the generous sized hallway with stairs to first floor and doors to all living areas. The ground floor has three good sized reception rooms. Two over looking the front of the property, whilst the third overlooks the established rear garden. The kitchen/breakfast room is to the rear of the property. The kitchen area is of a snug size but has a generous amount of wall and base units and access to the rear garden. From the breakfast area it leads into the inner lobby with door to side which leads out onto the drive and door leading into the shower room. On the first there are four double bedrooms, and a box room that could be used as an office or dressing room. Bathroom with separate W.C. The outside rear garden measures 92 ft in length by 54 ft wide with large patio area which is ideal for entertaining. The garden is established with numerous flower and shrub borders. Remainder is laid to lawn. The garden is enclosed with gate access to the front of the property. Garage has up and over door and is set back from the house which allows parking for numerous vehicles. The front is established with selection of shrubs which offers privacy from the road with a small lawn area.

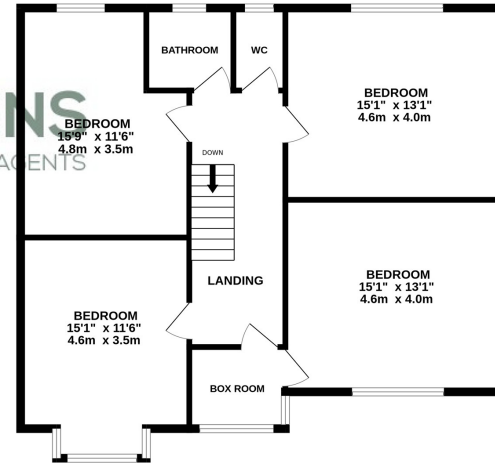
Please note: The property is being sold on behalf of an organisation, who have stipulated the property has to be marketed for a period of 6 weeks from the date marketing commences from which is the 12/9/2024, before they will consider any offers.



GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

